
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, JULY 10, 2012 - 5:00 P.M.**

Board Members

Mayor Ken Moore	P		
Alderman Brandy Blanton	P	Alderman Margaret Martin	P
Alderman Clyde Barnhill	P	Alderman Dana McLendon	P
Alderman Pearl Bransford	P	Alderman Ann Petersen	P
Alderman Beverly Burger	P	Alderman Michael Skinner, Vice Mayor	P

Department Directors/Staff

Eric Stuckey, City Administrator	P	Shirley Harmon, HR Director	P
Vernon Gerth, ACA Community & Economic Dev.		Mark Hilty, Water Management Director	P
Russell Truell, ACA Finance & Administration	P	Paul Holzen, Engineering Director	P
David Parker, CIP Executive/City Engineer		Catherine Powers, Planning/Sustainability Director	P
Shauna Billingsley, City Attorney	P	Joe York, Streets Director	P
Rocky Garzarek, Fire Chief	P	Brad Wilson, Facilities Project Manager	P
David Rahinsky, Police Chief	P	Steve Sims, Assistant City Recorder	P
Fred Banner, MIT Director	P	Kevin Comstock, ITS Project Manager	P
Chris Bridgewater, BNS Director	P	Monique McCullough, Public Outreach Specialist	P
Becky Caldwell, Solid Waste Director	P	Lanaii Benne, Assistant City Recorder	P
Lisa Clayton, Parks Director	P	Linda Fulwider, Board Recording Secretary	P

1. Call to Order

Mayor Ken Moore called the Work Session to order at 5:00 p.m.

2. Citizen Comments

None

WORK SESSION DISCUSSION ITEMS

3. Battlefield Preservation Commission Update

Amanda Hall, City Preservation Planner

Jay Sheridan, Chair, Battlefield Preservation Commission

A PowerPoint presentation was given by Ms. Hall and Mr. Sheridan:

The Commission was established in 2010 and serves as an advisory body to BOMA and the City Administrator in the

- Identification
- Preservation
- Interpretation
- Maintenance, and
- Recognition

of Franklin's Civil War heritage.

The Commission is composed of 18 citizen appointees who represent the following:

- Local preservation/heritage organizations
- Educational resources
- Re-enactment community
- Battle-related property owners
- Community at large

Coordination with City Staff:

- The City is focused on the development of a number of parks that will greatly enhance Franklin's Civil War tourism offering.
- Parks Department staff attends BPC meetings, and the BPC is coordinating with Parks on future plans for those properties.

Strategic Planning:

- The 2004 Battlefield Preservation Plan was community driven.
- Much of the plan has been implemented, and the newly formed BPC needed focus and direction.
- In 2011, BPC worked with a consultant to begin re-establishing priorities around City-owned properties.

Accomplishments:

- Multiple public and private property acquisitions
- Formation of Franklin's Charge, the Battle of Franklin Trust and the Lotz House Foundation
- Enhancements to connectivity between sites through signage
- New walking and driving tours
- Events including Blue Gray Days, Civil War Days, re-enactments and annual illumination

Priorities for 2012 and Beyond:

- Maximize the Sesquicentennial, focusing on –
 - ♦ Fort Granger
 - ♦ Historic City-owned Cemeteries
 - ♦ Connectivity and Expansion of the Story

I-pad tours, and soon cell phone tours, available at the Visitor's Center. Tickets for the historic sites may be purchased there as well. It was noted City-owned historic park sites close at dusk.

Alderman Skinner praised Mr. Sheridan, Ms. Hall and the Commission for what they have done and encouraged the City to step forward for things to come.

4.* Consideration of Event Permit for St. Paul's BBQ to be Held in Downtown Franklin on July 28, 2012

David Rahinsky, Police Chief

5. Consideration of Event Permit Application for Franklin Classic to be Held on September 3, 2012

David Rahinsky, Police Chief

6. Consideration of Event Permit for Turkey Trot 5K Run on November 22, 2012

David Rahinsky, Police Chief

Items 4, 5, and 6 taken together with no comments or questions voiced.

7.* Consideration of Bid Award to Stone Crest Construction LLC in the Amount Not to Exceed \$167,000.00 for the New Roof Installation and Porch Reconstruction of the Hayes Home Located at Harlinsdale Farm for the City of Franklin Parks Department Located at 331 Franklin Road (COF 2012-0037)

Brad Wilson, Facilities Project Manager

Lisa Clayton, Parks Director

8.* Consideration of an Amendment to the Grant Contract Between the Tennessee Historical Commission and the City of Franklin for Hayes House Roof and Gutter System (COF Contract 2012-0040)

Catherine Powers, Planning & Sustainability Director

Brad Wilson, Facilities Project Manager

Items 7 and 8 taken together. Eric Stuckey said that Amanda Hall was instrumental in procuring grant money from the Tennessee Historical Commission for the Hayes House. An initial grant was \$20,000 with another \$40,000 received. September 30 is the deadline to use all the money.

Parks, Historic Zoning and Facilities staff have worked together on this project. Getting the bid spec together for roof replacement and restoration of the porch and new gutter system, etc. was a team effort with consultation with an architect with historic renovation expertise. The contractor with the winning bid does have experience in replacing roofs on historic projects and experience in building gutter systems as well. It was noted the Heritage Foundation has a list of experts that could be available for consultation. The warranty is a key focus as well. Mr. Wilson talked with the roofing materials provider and learned the City is right on target using the right types of materials. The general contractor agrees.

The City has asked the general contractor to pursue certification with the roofing material provider. Any sub-contractor engaged must pursue certification as well. This is to contribute to safeguarding the structure and further down the road additional restoration. It is a good bid. Mr. Wilson and the architect will provide oversight and there is the list from the Heritage Foundation. This is ready to move forward.

Alderman Burger asked if it should be reflected in a motion that the subcontractor be certified. Eric Stuckey responded that it should not be included because it was not in the bid. It was added as a safeguard and staff will work with the general contractor.

Other discussion points:

- \$107,000 above grant funds will mostly come from Hotel/Motel Tax Fund. Grants funding 40% of the project and must be expended by 9/30/12.
- Cost to complete entire house in and out unknown at this time.
- Master Plan reflects what is to be done and is more or less a 50-year plan
- Additional grant money to be explored
- Opportunities for partnerships to entirely restore the house
- Request to review the Master Plan at some point
- Alderman McLendon said the Board can't quibble on this – the City is obligated to do it

9.* Consideration of RESOLUTION 2012-38, A Resolution to Endorse Efforts of the Tennessee Civil War National Heritage Area and Franklin's Charge, Inc. to Obtain Issuance of U.S. Postage Stamps Commemorating the 1864 Battle of Franklin

Catherine Powers, Planning & Sustainability Director

Amanda Hall played a role in this effort as well. The aldermen thought the quest for the first class stamp a good idea. Mr. Stuckey commented the stamp resolution had been given the Boards "stamp of approval".

10.* Consideration of Agreement with Friends of Franklin Parks, LLC (COF Contract 2012-0106)

Lisa Clayton, Parks Director

Mr. Stuckey explained the Agreement is about how to work with Friends of Franklin Parks to identify projects, private funding, etc. to complete park projects, historic or otherwise.

Mindy Tate of Friends of Franklin Parks said they appreciate the partnership to work together while maintaining status as separate entities. She mentioned the Master Plan for Harlinsdale and the 400 people who came to the Raise the Roofs event. The focus now is on the house and barn;

however, the entire farm is on the National Register. Ms. Tate suggested a Charrette be planned to get input on the Master Plan and the entire site with its 16 buildings.

Discussion points:

- Raise the Roofs proceeds going to restore the Park, probably the house and barn.
- Alderman Bransford concerned if the worker shacks are torn down, the whole story won't be told. Ms. Clayton had said some buildings are beyond repair; however, some of the worker shacks haven't reached that point.
- Alderman Petersen pointed out verbiage in the agreement that should be changed because it implies a department designee can make approval decisions. (Page 2, D 4 "...the Department Designee, who will seek approval from the proper authorities within the City", page 3, F 2, 3, and 4, references to "the Department may accept the donation and determine its use" and other such references in these items that may indicate the Department would make a decision. It is BOMA that makes the decisions.
- Eric Stuckey noted when it states "the Department or the City" it means the Board. That is the intent.
- Alderman Skinner referred to page 4, G, 2 d and said it should state the City Administrator or BOMA should approve a grant or contract.

11. **Consideration of RESOLUTION 2012-34, A Resolution Adopting a Plan of Services for the Annexation of Certain Areas (1973 New Highway 96 West (Animalia) by the City of Franklin Tennessee**

Alderman Ann Petersen, Board Representative FMPC

12. **Consideration of ORDINANCE 2012-36, An Ordinance to Annex Certain Areas South of New Highway 96 West (1973 New Highway 96 West/Animalia) Consisting of ± 7.23 Acres, Located Along the South Side of New Highway 96 West, 220 Feet West of Westhaven Boulevard**

Alderman Ann Petersen, Board Representative FMPC

13. **Consideration of ORDINANCE 2012-40, An Ordinance to Zone/Rezone ± 6.44 Acres to Neighborhood Commercial (NC), West Harpeth Character Area Overlay District 1 (WHCO-1), and Traditional Development Standards Shall Apply for the Properties Located Along the South Side of New Highway 96 West, 220 Feet West of Westhaven Boulevard (1973 New Highway 96 West/Animalia)**

Alderman Ann Petersen, Board Representative FMPC

14. **Consideration of ORDINANCE 2012-37, A Zoning Ordinance Text Amendment to Amend Chapter 3, Section 3.5.12, Subsection 2(b) of the Franklin Zoning Ordinance, Which Establishes Standards for Special Area 1 of the West Harpeth Character Area Overlay District**

Alderman Ann Petersen, Board Representative FMPC

Items 11, 12, 13, and 14 taken together. Item 11 is the resolution to establish a plan of services, 12 is to annex the property, 13 is to rezone the property, and 14 is for the separation of Animalia from Westhaven.

Discussion points:

- The zoning of Animalia is more restrictive than the Westhaven zoning and it is consistent with the Land Use Plan.
- Some concerns expressed that the zoning would allow someone to come along and build a gas station or some other commercial endeavor in close proximity
- Alderman McLendon commented that it is being zoned for what is there now
- Catherine Powers noted staff looked at different ways to zone the property, but it did not conform to any other zoning district.

- Alderman Martin said her only reason for voting for this was because it would be under City control. She cautioned to not let the surrounding property go commercial and suck the life out of the small businesses in Westhaven and Reid Commons.

It was noted that the first part of the memo in Item 14 was incorrect and would be corrected by the next meeting.

15. Consideration of ORDINANCE 2012-39, An Ordinance to Rezone ± 0.96 Acres From Low Residential District (R-1) To High Residential District (R-3) for the Property Located at 711 Hillsboro Road

Alderman Ann Petersen, Board Representative FMPC

Alderman Martin recused herself from the discussion and left the room.

The applicant wants to subdivide the property into two lots and build a house on the second lot. On June 28, 2012, the FMPC voted 6-1 to recommend disapproval of this rezoning request. Staff recommends disapproval as well for continuity of zoning.

Mort Stein, who is working with the property owner, and Loy Hardcastle, property owner, distributed pictures and maps and explained the reasoning behind the rezoning request.

Discussion:

- Alderman McLendon said input from the neighborhood residents is critical in making a decision
- Mr. Hardcastle mentioned putting deed restrictions for a story and half home
- Alderman Petersen related the problem cited at the FMPC meeting was if this property is zoned R-3, the others could potentially become R-3. If an exception is made for this property, then it opens up all the properties. She said that prior to the FMPC meeting some of the neighbors did contact her.
- Most of the homes up and down Hillsboro Road are ~~R-2~~**R-1** (corrected 8/14/12 BOMA meeting)
- Mr. Stein opined the Zoning Ordinance is too complex and does not meet the Land Use Plan
- Catherine Powers stated they are dealing with the Zoning Ordinance in place

Alderman Martin rejoined the meeting.

16. Consideration of RESOLUTION 2012-35, A Resolution to Authorize the Mayor to Submit a Community Application to the American Planning Association Community Planning Assistance Team Initiative for a Study of the Fifth Avenue North Area

Alderman Ann Petersen, Board Representative FMPC

Kelly Dannenfelser, Part Time Principal Planner

If Franklin were selected they would custom tailor a team to come to Franklin and give recommendations for the future. There are about 70 residences in the City that are most impacted in the Flood Fringe/Flood Plain. Planning is unsure as to where to go in terms of development, particularly on Fifth Avenue North.

Alderman Petersen commented that anyone coming in must be aware of all the floods that have occurred over the years in addition to the 2010 flood. They need to see the depth of the floodplain there.

17. **Consideration of ORDINANCE 2012-35, Zoning Ordinance Text Amendment to Amend Chapter 3, Section 3.4.5 of the Franklin Zoning Ordinance Regulating Use of Existing Nonresidential Structures Within the Floodway Fringe Overlay (FFO) Zoning District**

Alderman Ann Petersen, Board Representative FMPC

Ms. Powers and Ms. Dannenfeler addressed this item as well. The text amendment provides the property owners with a choice:

- Option A: Maintain all existing State-given legally nonconforming rights for the property (continue the same use and maintain, repair, expand, tear down and reconstruct)
- Option B: Use nonresidential base district uses in the existing building(s) only (no residential uses, assisted living facilities, hotels, bed and breakfasts, hospitals, etc.)

ADJOURN

Alderman Skinner moved to enter Executive Session. Seconded by Alderman Barnhill. Motion carried unanimously.

Work Session adjourned @ 6:33 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - 8/15/2012 10:19 AM